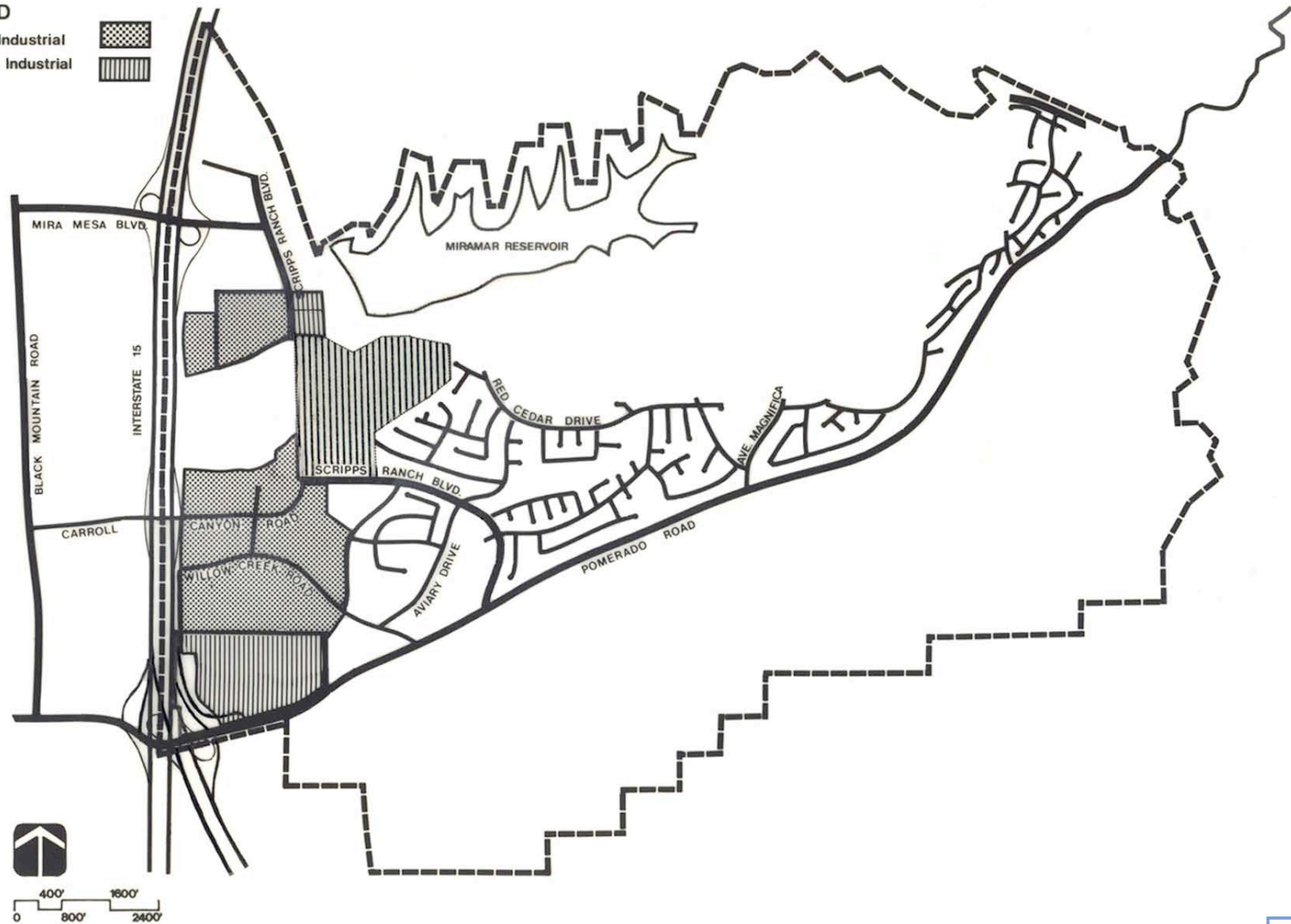


LEGEND

Existing Industrial
Proposed Industrial



Industrial Element

Scripps Miramar Ranch Community Plan

9

FIGURE



INDUSTRIAL ELEMENT

OBJECTIVES

The general industrial goal of Scripps Ranch is to ENCOURAGE THE DEVELOPMENT OF A PRESTIGIOUS INDUSTRIAL PARK WHICH MINIMIZES POLLUTION AND PROVIDES DESIRABLE EMPLOYMENT OPPORTUNITIES. The following objectives clarify this goal.

- Promote the development of attractive, well designed and landscaped industrial parks.
- Encourage the use of eucalyptus trees in landscaping to maintain and enhance the forested character of the Scripps Miramar Ranch community.
- Encourage the development of industries which would provide desirable employment opportunities within Scripps Miramar Ranch.
- Support a variety of transportation modes within and to the industrial parks.
- Protect areas designated for industrial use from encroachment by incompatible land uses.
- Encourage the development of landscaped buffers which provide effective visual screening between disparate land uses and around parking areas.
- Encourage cooperative use of recreational facilities in the industrial parks by local residents.
- Urge the coordination in design of open spaces within the industrial park with open space systems in adjoining areas.
- Encourage the use of crime-free design standards for industrial developments, emphasizing landscaping and lighting which minimize the potential for criminal conduct.
- Signs should be unobtrusive and tastefully designed for identification purposes only; internally illuminated signs are strongly discouraged.
- Industrial development proposals should be made available to the community's architectural review board so that it may provide input at future public hearings.

PROPOSALS

Light industrial uses, including research and development activities, should be restricted to areas in the vicinity of I-15, as shown on **Figure 9**. This will provide a total of 386 acres for industrial development. Assuming that one acre of industrially-zoned land can support 15 employees, the Scripps Ranch Industrial Park could provide about 5,790 jobs when fully developed. This assumption is based on current employment data for other City industrial parks similar to the Scripps Ranch Industrial Park.

The M-IP Zone should be applied to all areas designated for industrial use with the exception of a 3.7-acre site located at the northern end of the Industrial Park. Because of a community need, the 3.7-acre site should be zoned M-1B with a Planned Industrial Development overlay to allow for a sensitively designed self-storage facility. Design standards with the M-IP Zone should promote the preservation of eucalyptus trees and usable open space. The design standards applied to the 3.7 acres should be compatible with the M-IP Zone. Landscaping should emphasize, where appropriate, the use of eucalyptus trees and native vegetation with low water requirements. Special attention should be paid to design, particularly roof detailing of industrial development visible from streets and homes, especially along Pomerado Road, Willow Creek Drive, Appaloosa Road and Scripps Ranch Boulevard; it is highly desirable to maintain an aesthetically pleasing entrance to the community.

Developers in the Scripps Ranch Industrial Park are encouraged to provide recreational facilities for employees' use during lunch hours, after work and on weekends. Reciprocal membership agreements with other private recreational facilities in the community should be explored.

Bicycle paths and bicycle storage areas should be included in all new industrial park development. Public transit routes should include stops at the Scripps Ranch Industrial Park. These measures will encourage the use of a variety of transportation modes.

A 1986 change in the Plan added approximately 100 acres to the originally designated 290 acres of industrial land. These 100 acres, originally described in the Plan as Area B, were shifted from residential to industrial use as an expansion of the existing Scripps Business Park.

In general, the Scripps Business Park is a corporate and light industrial center in the southwest portion of Scripps Miramar Ranch, east of I-15. The new 100-acre site acts as a link connecting existing light industrial areas to the north and south. Several issues must be considered in the design and development of this area:

- The site should be developed as a Planned Industrial Development (PID) to ensure compatibility with adjacent uses, to maintain the visual quality of the area, to provide adequate buffering, to control uses, and to provide for subsequent design review.
- The eastern edge of the new industrial park development is adjacent to an existing residential area. Special buffering involving the use of berms, walls, extensive landscaping, and sufficient building setbacks, must be provided along this eastern edge, with the objective being the enhancement of the natural topographic separation between the industrial and residential areas.

- Multi-tenant office uses should not be permitted within the industrial park.
- At least 25 acres, or 25 percent of the area, should be provided as open space, and the open space area adjacent to Scripps Ranch Boulevard known as Hoyt Park should be extended westerly, through the property, to preserve some of the existing stand of eucalyptus trees. This should be accomplished through dedication, easements and/or maintenance agreements.
- None of the existing residential streets east of the property should be extended through the property.
- Approximately eight acres in the vicinity of the Meanley home site should be retained for community use and should be developed under a Conditional Use Permit (CUP).
- The canyon area in the northwest portion of the site through which the City has a drainage easement should be retained in open space. If grading becomes necessary, the manufactured slopes should be natural in appearance.

In addition to the M-IP Zone restrictions and the development review criteria enforced by the current developers and tenants of the industrial park, the following design considerations should be observed by all future industrial development in the Scripps Ranch community:

- Encourage extensive use of wood exteriors and earth tones to maintain the visual integrity of the community.
- Encourage industrial development which would be harmonious in scale and design with existing development.
- Industrial developments should include buffers, preferably landscaped, which provide effective visual screening between disparate land uses and around parking areas.
- Design of structures should be responsive to design guidelines, existing area development and current design styles, especially when structures are visible from perimeter streets.
- Open spaces created as part of the M-IP process should link with other community open spaces insofar as possible.
- Landform grading should be used for all slopes visible from public areas.
- Signs should be unobtrusive and tastefully designed for identification purposes only; internally illuminated signs are strongly discouraged.
- Industrial development proposals should be made available to the community's architectural review board so that it may provide input at future public hearings.